004.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,100 / 922,100
					USE VALUE:	922,100 / 922,100
					ASSESSED:	922,100 / 922,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARNES DEBORAH J
Owner 2:	TRS/38 BROOKS AVE TRUST
Owner 3:	
Street 1:	40 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARNES DEBORAH J -
Owner 2:	-
Street 1:	40 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,373 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2486 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5373.000	452,000	5,100	465,000	922,100
Total Card	0.123	452,000	5,100	465,000	922,100
Total Parcel	0.123	452,000	5,100	465,000	922,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.88 | /Parcel: 370.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,200	5100	5,373.	465,000	922,300	922,300	Year End Roll	12/18/2019
2019	104	FV	351,900	5100	5,373.	494,000	851,000	851,000	Year End Roll	1/3/2019
2018	104	FV	336,100	5100	5,373.	360,300	701,500	701,500	Year End Roll	12/20/2017
2017	104	FV	315,000	5100	5,373.	313,800	633,900	633,900	Year End Roll	1/3/2017
2016	104	FV	315,000	5100	5,373.	267,300	587,400	587,400	Year End	1/4/2016
2015	104	FV	280,400	5100	5,373.	261,500	547,000	547,000	Year End Roll	12/11/2014
2014	104	FV	280,400	5100	5,373.	215,000	500,500	500,500	Year End Roll	12/16/2013
2013	104	FV	291,900	5100	5,373.	204,600	501,600	501,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARNES DEBORAH	37401-121		12/10/2002	Family	99	No	No		
EBRECHT WILLIAM	35993-518		7/29/2002		507,000	No	No		
	8873-284		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	660	Heat App	4,200	C				
5/18/2017	582	Add Bath	45,800	O				add bath 3rd fl
4/7/2010	278	Manual	23,950	C				FRONT PORCH RENO
3/15/2004	176	Redo Kit	6,301	C		G6	GR FY06	re-do 2 bths, new

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	294	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
10/22/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5373		Sq. Ft.	Site		0	80.	1.08	1									464,954						465,000	

Total AC/HA: 0.12335 | Total SF/SM: 5373 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,954 | Spl Credit | Total: 465,000

User Acct

3631

GIS Ref

GIS Ref

Insp Date

11/04/17

!388!

PRINT

Date	Time
12/10/20	16:11:54

LAST REV

Date	Time
11/01/18	14:38:02

apro

PAT ACCT. 388

USER DEFINED

Prior Id # 1:	3631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.97806144
Adj $ / SQ:	182.684
Other Features:	120372
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655104
Depreciation:	203082
Depreciated Total:	452022

COMMENTS

22 223067 648-4956.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

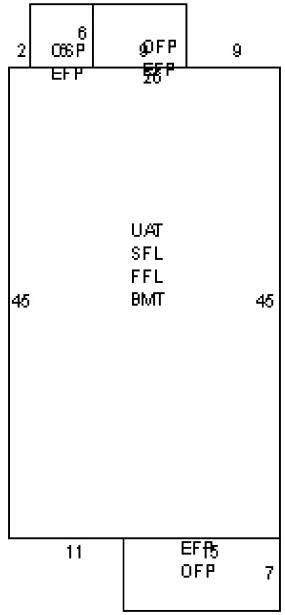
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.68
Special Features:	0	Val/Su Net:	107.80
Final Total:	452000	Val/Su SzAd	193.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	54.810	64,122
FFL	First Floor	1,170	182.680	213,741
SFL	Second Floor	1,170	182.680	213,741
UAT	Upper Attic	293	100.480	29,389
EFP	Enclos Porch	195	40.280	7,855
OFP	Open Porch	159	26.290	4,180
OSP	Screen Porch	36	47.340	1,704

Net Sketched Area:	4,193			Total:	534,732
Size Ad	2340	Gross Are	5070	FinArea	2486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100